

**MINUTES OF THE REGULAR MEETING**

**OF THE**

**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**July 16, 2002**

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, July 18, 2002 at 8:30 a.m. at Henry Booth House, 2328 South Dearborn located in the Ickes Development in Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
----------	--

Absent:	None
---------	------

Also present were Gail Niemann, General Counsel; Terry Peterson, Chief Executive Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Chairperson Gilliam then introduced to the general public Ms. Lori Healey, the newly appointed Commissioner. Per Chairperson Gilliam, on Wednesday, July 10<sup>th</sup>, Ms. Healey, was approved by the City Council as Commissioner and Vice-Chair of the CHA's Board of Commissioners. Ms. Healey acts as the Managing Principal for architectural projects at Perkins & Will, a prominent Chicago architecture and design firm. Prior to joining Perkins & Will, Ms. Healey served as the First Deputy Commissioner of the City of Chicago's Department of Planning and Development. Ms. Healey has over 19 years of experience in real estate and economic development for private and public enterprise. She has previously held the position of Executive Director of the Federation of Women Contractors, Deputy Director of the Illinois Department of Commerce and Community Affairs, and Special Assistant to former Kansas Governor, John Carlin. Ms. Healey serves on the Board of Directors of the Chicago land Chamber of Commerce, Chicago Women in Government Relations and the Women's Business Development Center, to name but a few. Ms. Healey was a founding member of the Illinois Executive Women in State Government and served as a board member of the Illinois Development Finance Authority. Ms. Healey was welcomed with warm applause from the audience.

Commissioner Healey graciously acknowledged the audience and indicated that she was looking forward to working with fellow Commissioners, residents of the CHA, Terry Peterson and his quality staff, many of whom she had had the opportunity to work with before. Per Commissioner Healey, she looks forward to serving the City and residents of CHA to the best of her ability.

The Chairperson then announced that this meeting marks the second anniversary of Terry Peterson's second anniversary as Chief Executive Officer of the CHA. Mr. Peterson took the reins one year after the Authority was returned to local control from its nearly five years of management

by HUD. Mr. Peterson was charged with carrying out the “Plan For Transformation” which provides for the redevelopment or rehabilitation of 25,000 dwelling units housing 135,000 residents. The \$1.5 billion plan calls for the creation of 10 new mixed income communities, the rehabilitation of 14 family developments, the rehabilitation of 9,500 senior units in 58 buildings and the demolition of 22,000 units in 53 high rise buildings. To date, Terry has successfully completed a number of major initiatives including: the privatization of all property management; the transfer of education, social services and recreation programs to the appropriate city agencies or departments; the implementation of the Service Connector System to link residents with supportive services; the issuance of double A rated Capital Program Revenue Bonds backed by HUD appropriations, the first ever such debt instrument in the nation.

On behalf of the Board of Commissioners, residents and staff, the Chairperson thanked Mr. Peterson for his outstanding leadership and commitment.

The Chairperson then announced that the Chief Executive Officer would now be presenting his monthly report at the beginning of the meeting rather than at the end of public commentary session.

Per Mr. Peterson, the agenda to be presented for approval at today’s meeting requests a total of \$63 million in rehab construction activity all designed under the Plan For Transformation. With the sheer volume of activity, the Capital Program is pushing ahead on all fronts, both to improve the quality of life for residents and to have a positive long-term impact on the communities. Mr. Peterson continued by indicating that the management’s intention is to make the transition for CHA children and families as secure and comfortable as possible. Each quarter, per Mr. Peterson, staff is getting better at helping residents find new homes and adjust to new communities. Mr. Peterson concluded his report by saluting the CHA Board, residents and staff for their efforts in moving forward and continuously progressing in achieving the goals of the Plan For Transformation.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

An Omnibus Motion to approve the Resolutions for Item No. 1 through 6, discussed in Executive Session, was then presented by Commissioner Gates.

**(Executive Session Item No. 1)**

**RESOLUTION NO. 2002-CHA-71**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 20, 2002 requesting authorization to amend the contract amount with Ungaretti & Harris in connection with *Alfred Aaron, et al. v. CHA*, 99 L 11738.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9504 with Ungaretti & Harris to increase the contract in an amount not to exceed \$1,700,000.00 in order to pay for legal fees and expenses regarding the *Alfred Aaron, et al. v. CHA*, 99 L 11738 litigation matter.

**(Executive Session Item No. 2)**

**RESOLUTION NO. 2002-CHA-72**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 24, 2002 requesting authorization to enter into a settlement agreement in the matter of *Bianca Shade Walls and Oddie Walls, minors, by Randie L. Walls, their grandmother and next friend vs. Chicago Housing Authority, a Municipal Corporation*, 93 L 13594, and pay a settlement amount of \$175,000.00.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the General Counsel or her designee to enter into the settlement agreement in the matter of *Bianca Shade Walls and Oddie Walls, minors, by Randie L. Walls, their grandmother and next friend vs. Chicago Housing Authority, a Municipal Corporation*, 93 L 13594, and to pay a settlement amount of \$175,000.00, subject to approval of the United States Department of Housing and Urban Development.

**(Executive Session Item No. 3)**

**RESOLUTION NO. 2002-CHA-73**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 20, 2002 requesting authorization to ratify the Settlement Agreement with the CHA Trade Labor Coalition.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners ratifies the execution by the Chief Executive Officer or his designee of the Settlement Agreement with the CHA Trade Labor Coalition. This ratification is subject to the approval of the United States Department of Housing and Urban Development.

**(Executive Session Item No. 4)**

**RESOLUTION NO. 2002-CHA-74**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 14, 2002, entitled "Authorization to Exercise Option to Extend Legal Services Agreement with Various Law Firms".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the exercise of the options to extend the legal services agreements with 1. Altheimer & Gray, 2. Gardner, Carton & Douglas, 3. Hinshaw & Culbertson, 4. Johnson & Bell, Ltd., 5. Earl L. Neal & Associates, LLC, 6. Pretzel & Stouffer, 7. Pugh, Jones & Johnson PC, and 8. Wildman Harrold Allen & Dixon, for the latter of one year or until their current assigned matters are resolved.

**(Executive Session Item No. 5)**

Commissioner Davis recused from voting on Item No. 5 only.

**RESOLUTION NO. 2002-CHA-75**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 20, 2002, entitled "Authorization for Contract Award for Legal Services," and subject to an annual appropriation to the Office of the General Counsel and Risk Management Department for payment of fees for legal services;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes execution of legal services agreements with the law firms for the legal practice areas listed below in an amount not to exceed the annual appropriated budget for the Office of the General Counsel and Risk Management. All contracts shall be in effect for a period of two (2) years or until legal services are completed, with a one (1) year option to extend:

**MBE/WBE**

**A. General Litigation**

Albert Whitehead

\*

Buford Law Offices

\*

Cassiday, Schade & Gloor

Cremer Kopon, Shaughnessy & Spina

Ellison, Neilson, Knibbs, Zehe & Antas	
Foley & Lardner	*
Franczek & Sullivan	*
Gonzalez, Saggio & Harlan	*
Green & Letts	*
Hubert Fowler & Quinn	*
Jenner & Block	*
Johnson, Jones Snelling Gilbert & Davis	*
Kinoy, Taren & Geraghty	*
Laner, Muchin, Dombrow, Becker, Levin & Tominberg	*
McKenna, Storer, White & Farrug	*
Moore & Maisel	*
Querrey & Harrow	*
Ross & Hardies / Sanchez & Daniels	*
Rothschild, Barry & Myers	*
Shefsky & Froelich	*
Tressler, Soderstrom, Maloney & Preiss	*
Tribler, Orpett & Crone	*
Ungaretti & Harris	*
Varga, Berger, Ledsky, Hayes & Casey	*
Vedder Price Kaufman & Kammholz	*
Wilson, Elser, Moskowitz, Edelman & Dickler	*
<b>B. Personal Injury Litigation</b>	
Cassiday, Schade & Gloor	*
Cremer, Kopon, Shaughnessy & Spina	*
Ellison, Neilson, Knibbs, Zehe & Antas	*
Green & Letts	*
Hubert, Fowler, & Quinn	*
Kinoy, Taren & Geraghty	*
Landau, Doherty, Progar	*
McKenna, Storer, White & Farrug	*
Moore & Maisel	*
Querrey & Harrow	*
Rothschild, Barry & Myers	*
Sanchez & Daniels	*
Tribler, Orpett & Crone	*
Wilson, Elser, Moskowitz, Edelman & Dickler	*
<b>C. Forcible Entry and Detainer Action</b>	
No responses	
<b>D. Workers' Compensation Litigation</b>	
Cassiday, Schade & Gloor	*
Landau, Doherty, Progar	*
Querrey & Harrow	*
Roddy, Leahy, Guill & Zima, Ltd.	*
<b>E. Contracts, Real Estate and General Corporate Services</b>	
Albert Whitehead	*
Charity & Assoc.	*
Earl J. Barnes	*
Foley & Lardner	*
Franczek & Sullivan	*
Golden & Assoc.	*
Gonzalez, Saggio & Harlan	*
Green & Letts	*
Hawkins, Delafield & Wood	*
Holland & Knight	*
Hubert, Fowler & Quinn	*
Jenner & Block	*
Katten, Muchin, Zavis	*
Kutak Rock	*
Mayer, Brown, Rowe	*
McKenna, Storer, White & Farrug	*
Querrey & Harrow	*

Reno & Cavanaugh		
Ross & Hardies /Sanchez & Daniels	*	
Rothschild, Barry & Myers		
Tressler, Soderstrom, Maloney & Preiss		
Tribler, Orpett & Crone		
Ungaretti & Harris		
Vedder Price Kaufman & Kammholz		
<b>F. Labor Negotiations</b>		
Foley & Lardner		
Gillio & Associates	*	
Jenner & Block		
Laner, Muchin, Dombrow, Becker, Levin &		
Tominberg	*	
Ross & Hardies / Sanchez & Daniels		
Vedder Price Kaufman & Kammholz		
<b>G. Ethics Counseling, Adjudication and Training Services</b>		
Foley & Lardner		
Holland & Knight		
Hubert, Fowler & Quinn	*	
Tressler, Soderstrom, Maloney & Preiss		
Varga, Berger, Ledsky, Hayes & Casey		

**(Executive Session Item No. 6)**

**RESOLUTION NO. 2002-CHA-76**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 5, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for June 2002.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions for June 2002.

The Omnibus Motion to adopt Resolutions for Executive Session Items 1 through 6 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis ( <b>Recused on Item No.</b>
<b>5 only)</b>	<b>5 only)</b>
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Sandra Young
Nays:	None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Davis, Committee Chairperson, then presented the Finance and Audit Committee report. Per Commissioner Davis, the Finance & Audit Committee held its regularly scheduled meeting on Wednesday, July 10, 2002 at 1:00 p.m. at the 626 West Jackson Corporate offices. The Finance staff provided the Committee with the Treasury and Cash Flow Report as of June 30, 2002.

Commissioner Davis then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 through A5 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The Authority is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources. The resolution for Item A1 approves revision of the 2002 Comprehensive Budget which resulted in the following changes: total revenue and associated expenditures increased by \$3,801,230 for a fund total of \$896.5 million due to the HUD approved

subsidy; increase of \$500,000 to the City/State grant funds for Maplewood Court; increase of \$7.2 million of HOPE VI funds to support the relocation of tenants and increase of \$1.3 million to grant funds due to the award of the Ross Service Coordinators grant.

**RESOLUTION NO. 2002-CHA-77**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated June 13, 2002, entitled "Approval of the Revised 2002 Comprehensive Budget";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners, hereby approves the attached budget amendments, "Approval of the Revised 2002 Comprehensive Budget", and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT**, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

In November 2000, an insurance broker was retained as a consultant by the Authority through small purchase procurement. With the aid of the Broker, the CHA was able to obtain more competitive quotes for healthcare benefits than had been received in previous years. Additionally, the Broker's services enabled the CHA to reduce premiums for Life, Accidental Death and Dismemberment, and Long Term Disability insurance. Through the Broker's consulting services, new benefits such as Vision Care, Short Term Disability, Flexible Spending Account, College Saving Plan and other voluntary plans have been added to the CHA's employee benefit package. In May 2002, a Request for Proposal was issued to competitively solicit qualified firms to provide these brokerage services. Forty-three firms, including 10 MBE/WBE firms were directly solicited. Two of the three respondents were found to be in the competitive range and were requested to submit best and final offers. Based upon its competitiveness, its overall greater experience and the highest rating given by the evaluation committee Asch and Associates was recommended for award of contract. Accordingly, the resolution for Item A2 approves award of contract to Asch and Associates.

**RESOLUTION NO. 2002-CHA-78**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 27, 2002 titled "Authorization to Enter Into a Contract with Asch & Associates for Brokerage and Consulting Services for Healthcare and Other Employee Benefits".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Asch and Associates for brokerage and consulting services for healthcare and other employee benefits for a two-year term for a total contract amount of \$130,416.00, with three one (1) -year options, subject to HUD and Board approval.

**(Item A3)**

HUD offers incentives to housing authorities that enter into Energy Services Agreements. These incentives allow housing authorities to leverage additional capital through the financing of qualified energy conservation measures under an energy loan. In February 2001, the Board

authorized an increase in the Energy Service Agreement with the Citizens Conservation Services from \$15 million to \$30 million. A portion of the increase was funded by a loan from the City of Chicago. In April 2002, the Board approved a loan agreement and promissory note with the City of Chicago in the amount of \$2.5 million at a zero interest rate payable over eight years beginning in 2003. CHA anticipates financing the remaining balance with a loan from Fannie Mae. Accordingly, the Resolution for Item A3 approves a Loan Agreement with Fannie Mae. Both the City and Fannie Mae loans will be repaid using the additional add-on subsidy from HUD, of approximately \$1.5 million per year, and a portion of the Authority's utility budget.

**RESOLUTION NO. 2002-CHA-79**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 14, 2002, entitled "Authorization to Enter into a Loan Agreement with the Federal National Mortgage Association (Fannie Mae)".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Chief Executive Officer or his designee is authorized to execute and deliver, on behalf of the Chicago Housing Authority, a loan agreement with the Federal National Mortgage Association (Fannie Mae) in the amount of \$12.5 million at an approximate interest rate of 5.9%, payable over eleven years.

**(Item A4)**

In March 2002, the CHA issues an RFP seeking qualified vendors interested in marketing the licensing, on CHA's behalf, of CHA unsecured roof top space for equipment to extend fixed and mobile communication networks. Seven firms were solicited directly, of which one was a certified MBE/WBE firm. Three respondents were deemed responsive and based upon an evaluation of the proposals, the evaluation committee selected SpectraSite Communications. SpectraSite's compensation shall consist of 25% of the revenue received by CHA.

**RESOLUTION NO. 2002-CHA-80**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 28, 2002 titled "Authorization to enter into a Broker Contract for licensing unsecured rooftop space".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with SpectraSite for broker services for licensing unsecured CHA rooftop space for the two-year period beginning June 16, 2002 through June 15, 2004 with three one-year options subject to HUD and Board approval.

**(Item A5)**

The resolution for Item A4 approves a modification to the existing contract with Digby's Detective & Security Agency. This modification is necessary due to the delay of the scheduled sale and closure of the office at 4700 South State and stalled plans for the Occupancy and Emergency Services units to vacate the Central Warehouse. Digby has agreed to provide the mentioned services at the same rates offered through the original competitively solicited procurement.

**RESOLUTION NO. 2002-CHA-81**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated July 8, 2002 titled "Authorization to execute Modification No. 1 to Contract No. 9589 with Digby's Detective & Security Agency Inc. to increase the not-to-exceed contract amount by \$654,374.19 for security personnel services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. 1 to Contract No. 9589 with Digby's Detective & Security Agency for security personnel services to increase the original not to exceed contract amount by \$654,374.19, subject to HUD approval. The new not-to-exceed contract amount, including this contract modification is \$1,920,924.19

The Omnibus Motion to adopt resolutions for Items A1 through A5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations and Facilities Committee then presented the Operations and Facilities Committee Report. Per Commissioner Gates, the Committee met on Wednesday, July 10, 2002 at the Corporate Office located at 626 West Jackson. The scheduled briefing on Operations was deferred to the August Committee meeting due to the lengthy agenda.

Commissioner Gates then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B19 discussed, voted and recommended for Board approval by the Operations Committee:

**(Item B1)**

As part of the Capital Improvement Program for seniors, a contract was executed with K.R. Miller Contractors, Inc. for comprehensive modernization of Parkside/Lake Apartments, Parkview Apartments, Sheridan/Leland Apartments and Castleman Apartments. The resolution for Item B1 approves modification of said contract due to the following: discovery of certain concealed deterioration and field conditions, which could not have been reasonable determined at the time of contract document preparation; design corrections and owner requested changes.

**RESOLUTION NO. 2002-CHA-82**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 25, 2002 entitled "Authorization to execute Modification G-01 to Contract No. 9684 with K.R. Miller Contractors, Inc., for general renovation of Parkside/Lake Apartments, Parkview Apartments, Sheridan/Leland Apartments and Castleman Apartments".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification Number G-01 to Contract No. 9684 with K.R. Miller Contractors, Inc. in the amount of \$894,846.73 for general renovations at Parkside/Lake Apartments, Parkview Apartments, Sheridan/Leland Apartments and Castleman Apartments, subject to HUD approval. The new contract total, including this contract modification, is \$27,341,546.73. The time for completion of work under the contract is unchanged.

**(Item B2)**

As part of the Capital Improvement Program for seniors, a contract was executed with G.F. Structures, Inc. for general renovation of Sullivan and Las Americas Apartments. The resolution for Item B2 approves modification of said contract due to the discovery of certain concealed deterioration and field conditions, which could not have been reasonable determined at the time of contract document preparation, design corrections and owner requested changes. Work under this modification includes: the replacement of all vinyl tile, the purchase of different sized ranges and masonry fascia repairs.

**RESOLUTION NO. 2002-CHA-83**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 25, 2002 entitled "Authorization to execute Modification G-01 to Contract No. 9703 with G.F. Structures for: construction services at Sullivan Apts., 1633 W. Madison, IL2-44B & Las Americas Apts., 1611 S. Racine, IL2-83:".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute Modification Number G-01 to Contract No. 9703 with G.F. Structures in the amount of \$1,651,404.00, subject to HUD approval, for the general renovation of Sullivan Apartments, 1633 W. Madison and Las Americas Apts., 1611 S. Racine. The new contract price is \$23,548,931.00. The time for completion of work under the contract is unchanged.

**(Item B3)**

As part of the Capital Improvement Program for seniors, a contract was executed with Friedler Construction, Co. for comprehensive modernization at Garfield Apartments. The resolution for Item B1 approves modification of said contract due to discovery of certain concealed masonry deterioration which could not have been reasonable determined at the time of contract document preparation.

**RESOLUTION NO. 2002-CHA-84**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated June 25, 2002 entitled "Authorization to execute Modification No. G-01 to Contract No. 9702 with Friedler Construction Co. for: construction services at: Garfield Apartments, 3700 W. Congress Pkwy., IL2-44C".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification Number G-01 to Contract No. 9702 with Friedler Construction Co. in the amount of \$1,694,748.00, subject to HUD approval, for comprehensive modernization at Garfield Apartments Senior Housing, 3700 W. Congress Pkwy., IL2-44C. The new contract amount, including this modification, is \$8,245,748. The time for completion of work under the contract is extended by thirty (30) days to January 14, 2003.

**(Item B4)**

As part of the Capital Improvement Program for seniors, a contract was executed with Walsh Construction for general repairs and improvements at six senior properties. In considering value engineering, the CHA directed the architect to design for the replacement of 40% of the floor tile in all units, with the exception of some units that already had totally new vinyl composition floor tiles. However, the CHA's management noted that the other senior buildings under contract for general renovation had initially taken a similar approach to spot replacement of vinyl tile with unsatisfactory results. To achieve the intent and scope of the renovation and modernization of the senior buildings, management decided to replace 100% of the units' floor tiles with new vinyl composition tiles in all six senior buildings. The resolution for Item B4 approves modification of Walsh's contract for an additional \$643,588.00.

**RESOLUTION NO. 2002-CHA-85**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated June 18, 2002 entitled "Authorization to execute Contract Modification No. 1 to Contract No. 9686 with Walsh Construction Company of Illinois for Construction services at Wicker Park Apartments & Annex, Eckhart Park Apartments & Annex, Franklin & Drake Apartments and South Chicago Apartments".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. G-01 to Contract No. 9686 with Walsh Construction Company of Illinois in the amount of \$643,588.00, subject to HUD approval, for general repairs and improvements at six (6) senior properties that include Wicker Park Apartments & Annex, Eckhart Park Apartments & Annex, Franklin & Drake Apartments and South Chicago Apartments. The new contract amount, including this contract modification, is \$48,081,949.00. The adjusted contract time of completion under the contract will not be changed.

**(Item B5)**

Similar to Item B4, the resolution for Item B5 approves a contract modification with Schoenbeck Corporation not to exceed \$309,979.67 for replacement of 100% of the unit's floor tiles.

**RESOLUTION NO. 2002-CHA-86**

**WHEREAS,**

the Board of Commissioners has reviewed the Board Letter dated June 19, 2002 entitled "Authorization to execute Modification No. G-01 to Contract No. 9697 with Schoenbeck Corporation for construction services at William C. Jones Apts., 1447 S. Ashland, IL2-42 (P).

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,**

the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. G-01 to Contract No. 9697 with Schoenbeck Corporation in an amount not to exceed \$309,979.67, subject to HUD approval, for the general renovation of William C. Jones, 1447 S. Ashland, IL2 -024H. The new contract amount for this Contract, including this change order, is \$4,837,979.67. All work will be performed in accordance with the specifications detailed in Contract No. 9697 and supporting documents. The time for completion of work under the contract will remain unchanged

**(Item B6)**

The resolution for Item B6 approves a contract modification with Knickerbocker Roofing and Paving for the repair and/or replacement of loose, shifting, bulging and displaced face brick on the roof and penthouse of the senior housing building at 2140 N. Clark Street and to extend the contract by an additional 45 calendar days to complete work. The condition of the brick near the roof flashing was not discovered until repair work on the roof had already begun. Accordingly, the brick repair was necessary to properly complete the installation of the new roof.

**RESOLUTION NO. 2002-CHA-87**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated June 25, 2002 entitled "Authorization to execute Contract Modification No. G-05 to Contract No. 9510 with Knickerbocker Roofing and Paving Co., Inc. for roof replacement at 2140 N. Clark Street".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,**

the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. G-05 to Contract No. 9510 with Knickerbocker Roofing and Paving Co., Inc. in an amount not to exceed \$165,300.00, subject to HUD approval, and to increase the completion time for work under the contract by an additional 45 calendar days for repair and replacement of loose, shifting, bulging and displaced face brick on the roof and penthouse of the senior housing building at 2140 N. Clark Street. The new contract amount, including this modification, will be \$5,382,150.00.

In October 2001, the Board approved modification of existing property management budgets in an effort to carry out the objectives of the Habitability Committee. The Board's approval provided for additional funding at certain family developments to initiate improvements in the following areas: carpentry, code violations, electrical systems, plumbing, roofing and security board-ups. The resolutions for Items B7 through B12 authorize the assigned property management firm to enter into contracts for the necessary repair items as stated in each resolution.

**(Item B7)**

Commissioner Bone recused on voting on Item B7 only.

**RESOLUTION NO. 2002-CHA-88**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated June 5, 2002 entitled, "Authorization for CHA Private Property Management Firm, P.M. One Ltd. to Enter into a Contract with National Roofing Company for Roof Replacement at Henry Horner Homes Annex" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes P.M. One Ltd., to enter into a contract with National Roofing Company for roof replacement work at Henry Horner Homes Annex for a fixed-price of \$141,200.

**(Item B8)**

**RESOLUTION NO. 2002-CHA-89**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated June 11, 2002 entitled, "Authorization for CHA Private Property Management Firm, Eastlake Management, to Enter into a Contract with Bert C. Young for Mechanical Rehabilitation Work and Removal and Installation of New Heating and Gas Lines at the Altgeld Gardens Development" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes Eastlake Management to enter into a contract with Bert C. Young for mechanical rehabilitation work and removal and installation of new heating and gas lines at the Altgeld Gardens Development for a fixed-price of \$4,175,000, subject to the approval of the U.S. Department of Housing and Urban Development (HUD).

**(Item B9)**

**RESOLUTION NO. 2002-CHA-90**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated June 10, 2002 entitled, "Authorization for CHA Private Property Management Firm, U.S. Dwellings Management, to Enter into a Contract with Bert C. Young for HVAC and Plumbing Work at the Lathrop Homes Development" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes U.S. Dwellings Management to enter into a contract with Bert C. Young in a fixed price amount of \$1,294,790 to perform HVAC and plumbing work at the Lathrop Homes Development.

**(Item B10)**

**RESOLUTION NO. 2002-CHA-91**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated June 10, 2002 entitled, "Authorization for CHA Private Property Management Firm, U.S. Dwellings Management to Enter into a Contract with Builders Chicago Corporation for Entry Door Replacement at Lathrop Homes" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes U.S. Dwellings Management to enter into a contract with Builders Chicago Corporation in an amount of \$419,800 for entry door replacement work (85 doors) at the Lathrop Homes Development, subject to the approval of the U.S. Department of Housing and Urban Development.

**(Item B11)**

**RESOLUTION NO. 2002-CHA-92**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated June 11, 2002 entitled, "Authorization for CHA Private Property Management Firm, Legum and Norman, Inc. to Enter into a Contract with Jones and Cleary for Roof Repair Work at Two Buildings within the Lawndale Gardens Development" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes Legum and Norman, Inc. to enter into a contract with Jones and Cleary for roof repair work at two buildings within the Lawndale Gardens Development (2733-2763 W. 25<sup>th</sup> St. and 2534-2564 S. Washtenaw) for an aggregate fixed price of \$137,834, subject to the approval of the U.S. Department of Housing and Urban Development (HUD).

**(Item B12)**

**RESOLUTION NO. 2002-CHA-93**

**WHEREAS**, the Board of Commissioners has reviewed the memorandum dated June 13, 2002 entitled, "Authorization for Cabrini Rowhouse Tenant Management Council (RMC) to Enter into a Contract with R. E. Burke Roofing and Sheet Metal Company for Roof Replacement Work" and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Cabrini Rowhouse Tenant Management Council (Cabrini Rowhouse RMC) to enter into a contract with R.E. Burke Roofing and Sheet Metal Company for roofing replacement work at the Cabrini Rowhouse Development for a fixed price of \$612,800.

**(Item B13)**

In order to achieve the goals set forth in the Plan for Transformation, it is necessary for CHA to acquire privately-owned land for development. Currently, CHA does not have an internal process in place for land acquisition and, therefore, would like to utilize the City's existing process for land acquisition. The Intergovernmental Agreement recommended for approval in the resolution for Item B13 allows the City to use funds available to CHA to acquire properties that will be mutually agreed upon by all parties to the Agreement as being necessary for the development of the mixed-income communities. Since the City had previously committed to assist CHA in its development efforts, the Agreement also provides that the City will reimburse the CHA an amount equal to the funds expended for acquisition and related costs starting in the year 2006 with full reimbursement by year end of 2011. The City's reimbursement of funds to the CHA will ensure the availability of sufficient funds to develop and operate public housing units in the future.

**RESOLUTION NO. 2002-CHA-94**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated June 28, 2002, requesting approval of the Intergovernmental Agreement ("Agreement") for Land Acquisition between the Chicago Housing Authority, the Habitat Company, and the City of Chicago and authorization for the Chief Executive Officer or his designee to execute the Agreement and all other documents as may be necessary to implement the Agreement and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Intergovernmental Agreement for Land Acquisition (Agreement) between the Chicago Housing Authority, the Habitat Company, and the City of Chicago and authorizes the Chief Executive Officer or his designee to execute the Agreement and all other documents as may be necessary to implement the Agreement. The total amount of funds to be utilized for land acquisition shall be in an amount not to exceed \$15,000,000, subject to HUD approval as required.

**(Item B14)**

The resolution for Item B14 authorizes the submission of an application to HUD for disposition of land, acquisition and final site approval of the development site and authorization to execute such other documents as may be required to secure the CHA's interest in the Lake Park Crescent Development site. The Lake Park Crescent development site is an assemblage of parcels currently owned by CHA, the Board of Education and the Park District. Through separate intergovernmental agreements, CHA will ultimately become the owner of all of the land in the proposed development site. Draper and Kramer, as the Lake Park Crescent developer, will build a new, mixed-income development containing 490 total units. There will be 242 rental units and 248 for-sale units. Of the rental units, 120 will be public housing, 71 will be affordable, and 51 will be market rate.

**RESOLUTION NO. 2002-CHA-95**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated June 13, 2002, requesting authorization to submit applications to HUD for Disposition of land; Acquisition/Final Site Approval of the development site and authorization to execute such other documents as may be required to secure the Lake Park Crescent Development site.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to: 1) submit a Disposition Application to the United States Department of

Housing and Urban Development (“HUD”) for CHA land formerly known as Lake Michigan Homes-IL2-41 and a portion of Washington Park Homes-IL2-41 located between E. 40<sup>th</sup> Street (N), E. 42<sup>nd</sup> Place (S), S. Oakenwald Avenue (E) and S. Lake Park Avenue (W); 2) submit an Acquisition/Final Site Approval Application to HUD for approval of the proposed development site including the Board of Education sites known as the former Oakenwald School and the State Pre-Kindergarten School and also the Chicago Park District site formerly known as “Quayle Park”; and 3) authorization to execute such other documents as may be required to secure the Lake Park Crescent Development site.

**(Item B15)**

The resolution for Item B15 approves the submittal of a revised Mixed Finance Proposal and Disposition Application to HUD and to enter into various agreements for the redevelopment of Hilliard. The primary proposed term changes include the reduction in the number of total units from 710 to 654 which will add three new laundry rooms for each of the two senior buildings, increase the number of 3-bedroom units and reduce the density of units per acre. In addition the revised proposal increases the percentage of family units from 33% to 39%. This will better accommodate the needs of the existing families in Hilliard and the Plan, without impacting any of the existing seniors on the site. Market rate units, in the revised proposal, have been eliminated in order to increase tax credit basis and close the funding gap in the development budget. Finally, approval of this resolution will authorize CHA to expend up to \$1,700,000 for the purpose of pre-paying a tax-exempt lease in favor of LaSalle Bank in order to acquire clear title to certain fixtures associated with Hilliard.

**RESOLUTION NO. 2002-CHA-96**

**WHEREAS**, the Board of Commissioners has reviewed Board letter dated June 20, 2002 requesting authorization to revise Mixed Finance Proposal and Disposition Application and submit to the United States Department of Housing and Urban Development (“HUD”), and to enter into various agreements for the redevelopment of Raymond Hilliard Center, subject to HUD approval.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee, subject to HUD approval, to enter into (i) a Development Agreement for Phase I with the Hilliard Homes I Limited Partnership and Holsten Real Estate Development Corporation; (ii) a 99 year ground lease of the Phase I Land with Hilliard Homes Phase I Limited Partnership; (iii) to sell the Phase I buildings and associated personality to the Hilliard Homes I Limited Partnership for approximately \$5,200,000; (iv) to lend approximately \$3,500,000 to the Hilliard Homes I Limited Partnership for seller financing at the applicable federal rate, payable in 40 years; (v) to enter into a Regulatory and Operating Agreement for payment of operating subsidy; (vi) to lend approximately \$18,750,000 (plus interest earnings on approximately \$6,400,000 of this amount) at zero percent interest, payable in forty years; (vii) to collateralize the City bonds with approximately \$6,400,000, to be converted to a loan included within the \$18,750,000 facility; (viii) to pledge \$2.1 million as collateral in connection with the equity bridge bond; and (ix) to enter into one or more intercreditor agreements with the other lenders and/or investors, to include an agreement to permit completion of the project by one or more lenders following a borrower default and assignment of necessary agreements;

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee, subject to HUD approval, (i) to enter into a Development Agreement with the Hilliard Homes II Limited Partnership and Holsten Real Estate Development Corporation, as Sponsor, for Phase II in an amount not to exceed \$14,250,000 (exclusive of CHA seller financing for transfer of the buildings and any amount necessary to prepay any portion of the LaSalle lease attributable to Phase II); (ii) to enter into a 99 year ground lease with Hilliard Homes II Limited Partnership, subject to earlier expiration if a closing on Phase II does not timely occur; (iii) to lend up to \$3,500,000 at zero percent interest to the Hilliard Homes II Limited Partnership for site, infrastructure and certain soft costs, secured by a first leasehold mortgage, and payable at the Phase II closing as part of the overall \$14,250,000 commitment or in three years.

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee, subject to HUD approval, to (i) to expend up to \$1,700,000 for the purpose of pre-paying a tax-exempt lease in favor of LaSalle Bank in order to acquire clear title to certain personality and fixtures associated with Hilliard.

**THAT,** the Board of Commissioners authorizes the following revisions to Resolution 2000-CHA-149:

1. Reduce the number of total units from 710 to 654 in order to increase unit size;
2. Increase the percentage of CHA family units and eliminate the market-rate units;
3. Loan approximately \$3.5 million in CHA capital funds to the Hilliard Homes II Limited Partnership towards the completion of Phase II site and infrastructure improvements and certain soft costs; and
4. Utilize approximately \$2.1 million in CHA funds or eligible securities for equity bridge bond collateral that will be repaid upon stabilized occupancy of Phase I.
5. Such other changes as are necessary to describe, implement or authorize the transactions authorized hereby.
6. To submit the Mixed Finance Proposal and Disposition application, as revised to reflect this resolution, to HUD.

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into such further agreements, certificates or other documents as may be necessary or advisable to secure CHA's interests or effect the foregoing transactions or the revised mixed finance proposal and disposition application.

**THAT,** the Board of Commissioners delegates to the Chief Executive Officer or his designee the power to approve any final changes to the forms of the documents authorized to be submitted herewith, the execution thereof to constitute conclusive evidence of their approval hereby.

**(Item B16)**

The resolution for Item B16 approves the Stateway Gardens' Master Redevelopment Plan and approves a Development Agreement with the development team consisting of MESA, Davis Development Group, Kimball Hill Homes and Walsh Group for the comprehensive redevelopment of the Stateway Gardens community. The Stateway Plan will create a mixed income community of approximately 1,315 units of housing opportunity of which 885 are on-site units and 430 are off-site units. These units will be contained in diverse housing types that include mid-rise, courtyard buildings, 3,4,5,& 6 flats, town homes and single-family homes. 50% of all of the 1,315 units will be for sale, which includes all market rate units and ½ of the affordable units. The other 50% will be rental units, which include public housing and remaining affordable rental units.

**RESOLUTION NO. 2002-CHA-97**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated June 14, 2002 entitled "Request for Approval of the Stateway Gardens' Master Redevelopment Plan, Authorization to Enter into a Development Agreement with Stateway Associates, L.L.C., and Approval of Commitment of \$57.7 Million in Capital Funds for the Stateway Gardens' Redevelopment Project", and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the Stateway Gardens' Master Redevelopment Plan, authorizes the entry into a Development Agreement with Stateway Associates, L.L.C., and commits \$57,700,000 in Capital funds for the Stateway redevelopment project, subject to the Board of Commissioner approval of a per phase obligation of funds.

**(Item B17)**

The Brinshore-Michaels Development Team was selected as the result of an RFQ issued by the City of Chicago's Department of Housing and the Receiver, Daniel E. Levin and the Habitat

Company for the redevelopment of Horner Phase II site into a mixed-income community. The Revitalization Plan and the Development Agreement call for the development of a mixed-income community of approximately 764 units, including 465 rental and 299 for sale units. The first phase of development is the construction of 155 rental units on the Phase IIa1 Rental Development Site. The site is located on a portion of each of the two CHA-owned parcels that comprises the total Phase II Site. The first parcel is between Oakley, Leavit and Lake; and the second parcel is between lake, Washington, Hermitage and Wood. The resolution for Item B17 grants approval to submit a Disposition Application to HUD and to execute such other documents as may be required.

**RESOLUTION NO. 2002-CHA-98**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated June 13, 2002, requesting authorization to submit applications to the United States Department of Housing and Urban Development (“HUD”) for 1) Disposition of land formerly known as the Henry Horner Homes; and to 2) execute such other documents as may be required to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to:

- 1) submit a Disposition Application to the United States Department of Housing and Urban Development (“HUD”) for CHA land known as Henry Horner Homes Phase II, specific authorization for the disposition by ground lease of the Phase IIa1 Rental Development Site located on the CHA-owned parcels between Oakley (w), Leavitt (e), Lake (n) and alley to the north of Washington (s) and the second parcel between Lake (n), Washington (s), Hermitage (e) and Wood (w); and
- 2) execute such other documents as may be required to implement the foregoing.

**(Item B18)**

To undertake the capital construction, rehabilitation and comprehensive modernization at Wentworth Gardens and Trumbull Homes, two architectural/engineering firms are required to coordinate and implement all aspects of the design process from project inception through construction close-out. The two firms will act as the prime design consultants and architects of record, assuring the long term viability of each property as planned through the Capital Improvement Program of the Plan for Transformation. These design services were solicited through a Request For Proposal in June 2002. An evaluation panel evaluated all eleven proposals received against the following criteria: Qualifications/Licensure, experience, past performance, and knowledge of Codes & Standards. The average evaluation score of each firm was determined and a competitive range was established that included six firms for Wentworth and five firms for Trumbull. The firms ranking in the competitive range were requested to submit best and final offers for their professional fees. The proposals for the two highest ranked firms for both properties were ranked significantly higher than the other firms in the competitive range. According, the resolution for Item B18 approves award of contract for comprehensive modernization to MEC/SMLA for Wentworth Gardens and Guajardo & Associates for Trumbull Park.

**RESOLUTION NO. 2002-CHA-99**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 2, 2002 entitled “Authorization to enter into two contracts for Architectural/Engineering Professional Services at Wentworth Gardens & Trumbull Homes”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into two (2) contracts for the comprehensive modernization design of two family properties as follows: Item 1 – A contract with /SMLA (J/V) in the amount of \$1,466,250 for Wentworth Gardens, IL2-8; and Item 2 – A contract with Guajardo & Associates in the amount of \$1,625,000 for Trumbull Homes, IL2-25.

**(Item B19)**

In May 2002, the CHA released an Invitation for Bid to solicit contractors for general maintenance and repairs to CHA facilities at various developments. The CHA directly solicited 50 firms, including 30 MBE/WBE firms. Thirty responses were received overall. Bidders were selected based upon the lowest aggregate billable hourly rate. Based on the projected schedule of work, 18

contractors were recommended for award. Award of these general repair contracts is necessary in order to expedite the forward movement of both the Scattered Sites Capital Improvement Program and the Make-Ready phase of the high-rise consolidation program. Repair of viable relocation units to facilitate the prompt transfer of families currently residing in high-rises scheduled for closing is essential to the goals of the Plan. Of the \$47,500,000.00 detailed in this request, approximately \$35,000,000 will be dedicated to the Scattered Sites Capital Improvement Program and \$13,000,000 will be dedicated to the Make-Ready Program.

**RESOLUTION NO. 2002-CHA-100**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated July 3, 2002 titled "Authorization to award eighteen (18) contracts for General Maintenance and Repairs at various CHA Scattered Site and Make-Ready Locations"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into eighteen (18) contracts with the vendors listed herein;

C&H Joint Ventures	\$5,000,000.00
Humboldt Construction	\$2,500,000.00
Oakley Construction	\$2,500,000.00
Muhammad Development Corporation	\$2,500,000.00
Broadway Consolidated	\$2,500,000.00
Najlia International	\$2,500,000.00
Star & Crest	\$2,500,000.00
Old Veterans	\$2,500,000.00
App Contractors	\$2,500,000.00
UBM	\$2,500,000.00
Blinderman Construction	\$2,500,000.00
Blinderman/Chears Joint Venture	\$2,500,000.00
Blinderman/Meccor Joint Venture	\$2,500,000.00
Industrial Fence	\$2,500,000.00
G.F. Structures	\$2,500,000.00
C & P Maintenance	\$2,500,000.00
New Day Construction	\$2,500,000.00
Maxwell Services	\$2,500,000.00

for general maintenance and repairs at various CHA Scattered Sites and Make-Ready locations in a cumulative amount not to exceed \$47,500,000.00

The Omnibus Motion to adopt resolutions for Items B1 through B19 was seconded by Commissioner Young and the voting was as follows:

Ayes:

Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone (**Recused on B7 only**)  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Sandra Young

Nays:

None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Committee Chairperson of the Tenant Services Committee, then presented the following report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, July 10<sup>th</sup> at the 626 Offices. There were no briefings scheduled to come before the Committee.

The Committee discussed, voted and recommended the following 3 items for Board approval:

**(Item C1)**

The resolution for Item C1 approves award of four contracts to KaBOOM! Inc. to build playgrounds at Washington Park, Harrison Courts, Lowden Homes and Lawndale Gardens. KaBOOM, is a national non-profit organization that on behalf of clients, elicits corporate sponsorship, acquires playground equipment and supervises playground installation by volunteers. KaBOOM!'s approach to the participation by the CHA's residents in the installation of the playgrounds enhances the goals of the CHA to encourage more resident involvement. KaBOOM! Was instrumental in securing the Sprint Foundation sponsorship grant that partially funded the playground installation at the Lathrop Homes.

**RESOLUTION NO. 2002-CHA-101**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated June 12, 2002 entitled "Authorization to enter into four (4) contracts with KABOOM!, Inc. to build playgrounds at the Washington Park, Harrison Courts, Lowden Homes and Lawndale Gardens Family Development";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into four (4) contracts for an aggregate amount not-to-exceed of \$175,000.00 to build playgrounds at the Washington Park, Harrison Courts, Lowden Homes and Lawndale Gardens family developments, subject to HUD approval.

**(Item C2)**

In December 2000, the Board approved seven contracts for comprehensive counseling services, five of which are for the Good Neighbor Counseling Program. After a year of running the Good Neighbor Program with great success, CHA found that it would be beneficial for an increased number of residents to receive the Good Neighbor Counseling and that it would be advantageous to the residents to receive the Good Neighbor Counseling by the end of 2002, due to the rapid changes occurring this year in fulfillment of the Plan for Transformation. The resolution for Item C2 modifies the Good Neighbor Counseling contracts with Northeastern Illinois University, Near North Ministry Alliance and Changing Patterns. A total of 6,269 more families will receive counseling with the proposed modification.

**RESOLUTION NO. 2002-CHA-102**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated June 20, 2002 requesting "Authorization to modify three (3) contracts for The Good Neighbor Counseling Program,"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to modify the Good Neighbor Counseling contracts with, Northeastern Illinois University, Near North Ministry Alliance and Changing Patterns and increase the contracts by \$454,223; \$88,228, and \$457,549, respectively, for an aggregate amount not-to-exceed \$1,000,000.00, subject to HUD approval.

**(Item C3)**

In March 2002, the Authority issued an RFP seeking qualified vendors interested in providing general transitional and opportunity transitional counseling services for families transitioning from

public housing into the Housing Choice Voucher Program (Section 8) or to Replacement Housing. Of the 21 bids received, the evaluation committee selected nine (9) vendors due to their ability in finding housing in low poverty areas that offer better job, economic and educational opportunities as well as counseling families that have more challenges or issues to resolve in preparation for their move into private housing.

**RESOLUTION NO. 2002-CHA-103**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 6, 2002, entitled "Request to award nine (9) contracts for Transitional Counseling Services in a cumulative amount not-to-exceed \$2,500,000.00";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into cost negotiations and award four (4) eighteen month base term contracts with three one-year option periods for Opportunity (Transitional) Counseling; and five (5) twelve month base term contracts with four one year option periods for General (Transitional) Counseling, for a cumulative amount not-to-exceed \$2,500,000.00 for the base period of all nine (9) contracts. All options shall be subject to Board and U.S. Department of Housing and Urban Development approval when required and under applicable rules and policy.

<i>Counseling Agency</i>	<i>Type of Program</i>	<i>Contract Term(s)</i>
1. Spanish Coalition	Opportunity	18 months
2. Changing Patterns	Opportunity	18 months
3. Housing Choice	Opportunity	18 months
4. Eastlake/URS	Opportunity	18 months
1. Changing Patterns	General	12 Months
2. Spanish Coalition	General	12 Months
3. E.F. Goughan	General	12 Months
4. EastLake/URS	General	12 Months
5. Chicago Connections	General	12 Months

The Omnibus Motion to adopt resolutions for Item C1 through C3 was seconded by Commissioner Gates and the voting was as follows:

Ayes:

Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Sandra Young

Nays:

None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said Resolution adopted.

Commissioner Gates then presented a Motion for the approval of Walk-On Item No. 1.

**WALK-ON ITEM NO. 1**

Two years ago, the CHA entered into contracts with six (6) Construction Management firms to act as Owners Representative on all aspects of the construction process. These contracts will expire on July 31, 2002, and based on management's decision the contracts will not be renewed. In order to assure that the ongoing and forthcoming construction activities continue Authority-wide, new contracts for construction management services were advertised in June 2002. Thirty proposals were received and reviewed by an evaluation panel based on the following criteria: qualifications,

organizational structure, experience, past performance, and knowledge of codes and standards. The mean rank of each firm was determined and a competitive range was established. Best and final offers were submitted by category from firms listed in the competitive range. The resolution for Walk-On Item No. 1 approves award the negotiation and award of multiple Owners' Representative professional service contracts. The recommended firms will act as the Owners Representative with regard to the coordination and implementation of all aspects of the construction process from project inception through construction close-out assuring the long term viability of each property as planned through the capital Improvement Program.

**RESOLUTION NO. 2002-CHA-104**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 10, 2002 entitled "Authorization to negotiate and enter into contracts for Authority-wide Owner's Representative Professional Services (RFP No. 01130)"

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into multiple Owner's Representative professional service contracts for groups of projects across specific categories established in RFP 01130. The selected firms will provide Owner's Representative services to ongoing and forthcoming construction activities at senior properties, family developments, scattered sites properties, make ready units, demolition programs, and City/State properties. The negotiations will result in cumulative contracts in an amount not-to-exceed \$14,910,620.

The Motion to adopt resolution for Walk-On Item 1 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
-------	--

Nays:	None
-------	------

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records